



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
MARCH 8, 2016 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 23, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Latitude 42 (Pre-plat 02-23-16)

III. ITEMS OF CONSIDERATION:

1. Request for consideration of the **Preliminary Plat** Seastrom Commercial Subdivision consisting of 5 lots and 5.72 acres (+/-) located on the south side of Wright Avenue and west side of Grange Lane c/o EHM Engineers, Inc.
2. Request for the **reactivation of Special Use Permit #1326** for the purpose of allowing a 24 hour convenience store/gas station with a drive-through window and an area designated for overnight parking of semi-truck and recreational vehicles on property located at 3204 Kimberly Road c/o Buttars Family Limited Partnership (app. 2658)

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to add a 2nd drive-through window for a 24 hour restaurant and in conjunction with a convenience store/gas station with a drive through window on property located at 3204 Kimberly Road c/o Buttars Family Limited Partnership (app. 2770)
2. Request for a **Non-conforming Building Expansion Permit** to add 280 sf +/- to a legal non-conforming building located on the south side of the 1600-1700 Blocks of Elizabeth Boulevard East aka Harmon Park c/o City of Twin Falls Parks & Recreation Department (app. 2766)

V. GENERAL PUBLIC INPUT:

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-**March 22, 2016**
2. Work Session- **April 6, 2016**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



Public Hearing: **TUESDAY, March 8, 2016**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

AGENDA ITEM III-1

Request: Request for consideration of the **Preliminary Plat** Seastrom Commercial Subdivision consisting of 5 lots and 5.72 acres (+/-) located on the south side of Wright Avenue and west side of Grange Lane c/o EHM Engineers, Inc.

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 5.72 Acres
Rydan Investments LLC Bob Seastrom 456 Seastrom St. Twin Falls, ID 83301 Bob_seastrom@seastrom-mfg.com	Current Zoning: M-2	Requested Zoning: Approval of the preliminary plat for Seastrom Commercial Subdivision
	Comprehensive Plan: Industrial	Lot Count: 5 Lots
	Existing Land Use: Undeveloped	Proposed Land Use: 5 Lots to be developed in accordance to Industrial Zoning District
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers Dave Thibault 621 N College Rd #100 Twin Falls 83301 208-734-4888 dthibault@ehminc.com	North: Wright Ave; M-2 Zone, Industrial Business	East: Grange Lane; M-2 Zone, Industrial Business
	South: M-2 Zone, Industrial	West: M-2 Zone, Industrial
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat a final plat that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

History:

This property is Zoned M-2 – Heavy Manufacturing. It is assumed this designation took place in the 1980's when the Zoning Code was rewritten and the new classifications were assigned. No further zoning history is known at this time. We have no record of any building permit being issued for this location.

Analysis:

The request is for approval of Seastrom Commercial Subdivision. The site is zoned M-2, includes 5.72 acres and consists of 5 lots. The Preliminary Plat we have received satisfies the requirements outlined in City Code 10-12: General Subdivision Provisions.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Seastrom Commercial Subdivision, as presented, and subject to the following conditions:

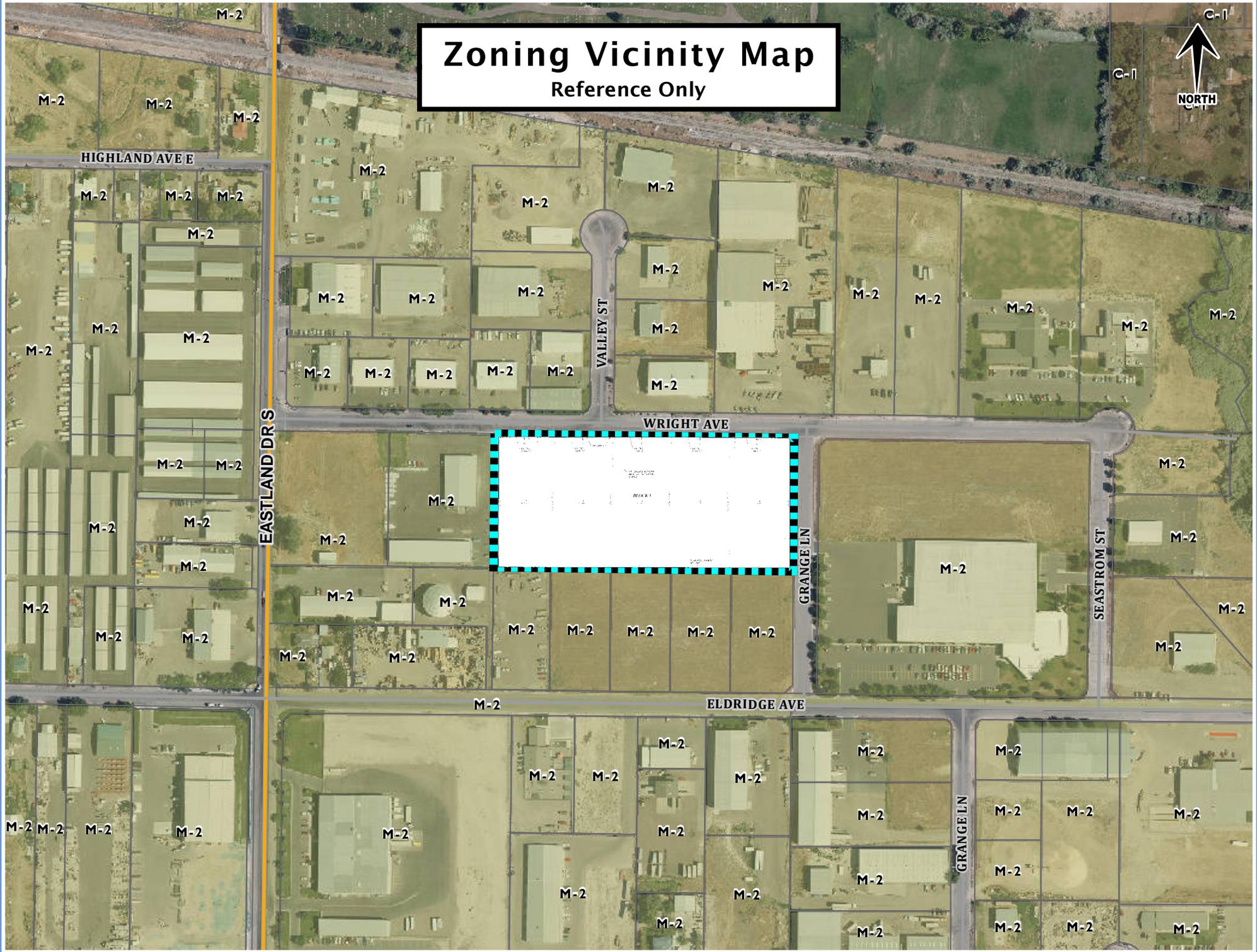
1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

Attachments:

1. Seastrom Commercial Sub, Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map

Zoning Vicinity Map

Reference Only





Date: TUESDAY MARCH 8, 2016

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

AGENDA ITEM III-2

Request:

Consideration of a request from Buttars Family to reactivate Special Use Permit #1326.

Time Estimate:

Applicant or representative presentation will take approximately five (5) minutes. Staff presentation will take five (5) minutes.

Background:

Attached is a request from the Buttars Family who is asking to reactivate Special Use Permit #1326. This permit was granted on July 22, 2014.

Per City Code 10-13-2-2-1: "...Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application..."

The commission is tasked with reviewing the facts and circumstances of this case, along with the surrounding area, and determine if there have been substantial changes to the area, which could merit calling for a new Special Use Permit.

Conclusion:

Staff recommends that the Commission review and act on the attached request to reactivate Special Use Permit #1326.

Attachments:

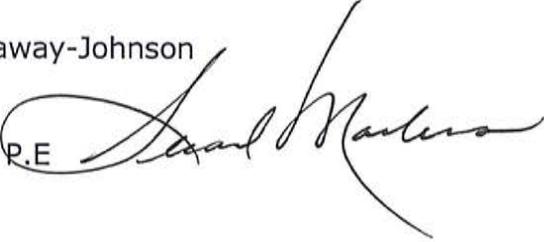
1. Narrative
2. Zoning Vicinity Map
3. Aerial Map
4. Original SUP #1326
5. Original Site Plan



RECEIVED

FEB 03 2016

**CITY OF TWIN FALLS
BUILDING DEPT.**

Date: February 3, 2016
To: City of Twin Falls
Attn: Rene'e Carraway-Johnson
From: Gerald L. Martens, P.E. 
Via: Hand Deliver
Regarding: Oasis Stop N Go

The Owner has applied for a building permit for a convenience store at the above location and hereby requests an extension of Special Use Permit No. 1326 approved on September 22, 2014. Construction is scheduled to start March 2016.

269-14

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

Reference Only

Special Use Permit Narrative:

C.4.a. The reason for the request is to allow a convenience store with fuel islands for both smaller vehicles and truck traffic in a location in proximity ideal for the use. The convenience store will be designed to have a drive-thru, also requiring a special use permit and it would be possible based on the size of the current site to have overnight off-street parking for truck drivers in need of rest in a secure area.

C.4.b. i. The hours of operation would be 24 hours a day, 7 days a week.

ii. The area is in an area of large traffic patterns and this use would generate an anticipated 1000 number of vehicles entering and leaving the site per day although the location is at a signalized intersection.

iii. Initially it is estimated that the facility will employ 25 people.

C.4.c. i. Noise levels will not increase beyond what would naturally be assumed in a C-1 zone designation. The use of the site historically has been an implement dealership and anticipated noise levels would be similar.

ii. Glare from lighting will be directed towards the interior of the site.

iii. Odor issues should not be an issue.

iv. Fumes and vibration effects to adjoining properties should not be increased by the proposed use. Adjoining property uses have similar use categories.

v. The proposed use is compatible with the adjoining properties and zoning designation. The proposed use should be an asset to the neighborhood in that it provides a need compatible to neighboring businesses which currently does not exist.

Zoning Vicinity Map

Reference Only



VARIES

C-1

MARIE AVE

C-1

C-1

HA

C-1

VARIES

C-1

C-1

C-1

C-1

Kimberly Rd

C-1

C-1

C-1

C-1

C-1

C-1

C-1

VARIES

C-1

C-1

C-1

HANKINS RDS

VARIES

VARIES

M-2

M-2

VARIES

VARIES

M-2

M-2

M-2

Aerial Photo Map

Reference Only



HANKINS RD

Kimberly Rd

3085 KIMBE

2992 KIMBE

C-1

3204 KIMBE

C-1

3140 KIMBE

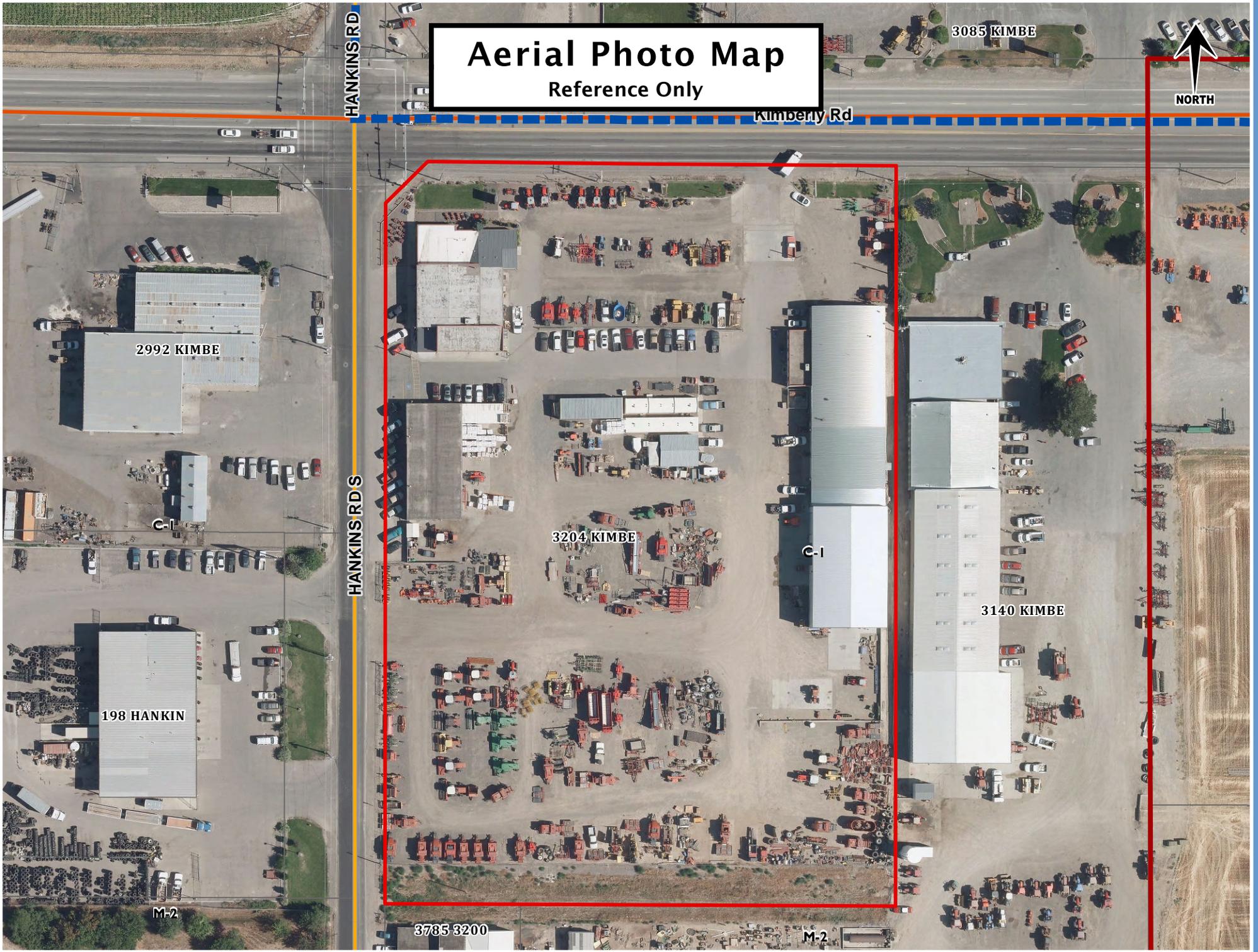
198 HANKIN

M-2

3785 3200

M-2

HANKINS RDS





**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1326

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on July 22, 2014 to Buttars Family Limited Partnership whose address is P.O. Box 2035 Twin Falls, ID 83303 for the purpose of allowing a 24 Hour Convenience Store/Gas Station with a drive-thru window and an area designated for overnight parking of semi-truck and recreational vehicles on property located at 3204 Kimberly Road, in the City's Area of Impact and legally described as Sec 24 T 10 R 17 Tax#2283 NW NW RP10S17E243150A

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2658

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the execution an Out-Of-City Services Agreement for City Water and Sewer services.
3. Subject to the execution a Deferral Agreement for the construction of curb and gutter along Kimberly Road.
4. Subject to the applicant constructing detached sidewalk along Kimberly Road per City Standards.
5. Subject to the applicant constructing curb, gutter, detached sidewalk and a center turn lane on Hankins Road per City standards and City Engineering Department review.
6. Subject to overnight parking only for semi-trucks and/or recreational vehicles being limited to eight (8) spaces.



CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

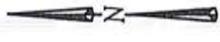
DATE

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection

Reference Only



Scale 1" = 100'

Located In

NW4 NW4, Section 24
T. 10 S, R. 17 E, B.M.
Twin Falls County, Idaho
2014

OWNER:

BUTTARS FAMILY LIMITED PARTNERSHIP
REP. BY: J. FRANCIS FLORENCE
195 RIVER VISTA PL., STE. 304
TWIN FALLS, IDAHO 83301
PHONE: 208-280-5800

LANDSCAPING:

PROPOSED: GATEWAY LANDSCAPING
ALONG KIMBERLY ROAD, REMAINDER
PER C-1 ZONE REQUIREMENTS

EXISTING ZONING:
C-1 COMMERCIAL

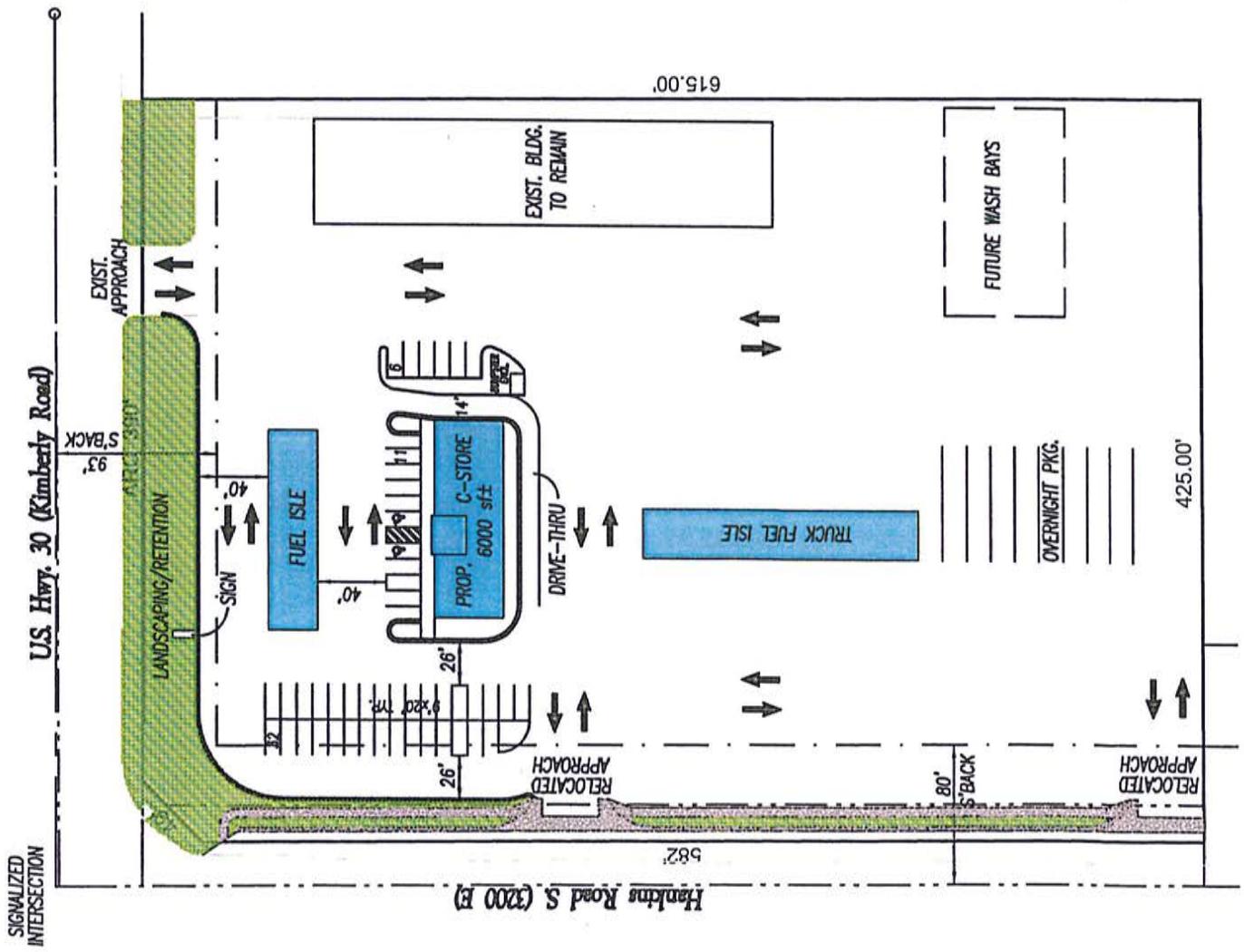
NOTE:

FINAL DESIGN SUBJECT TO CHANGE

PARKING:

REQUIRED: TO BE DETERMINED
(PER ZONING ORDINANCE)

PROVIDED:
2 H'CAP VAN ACCESSIBLE
47STANDARD





Public Hearing: **TUESDAY, March 8, 2016**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Dept

AGENDA ITEM IV-1

Request: Request for a [Special Use Permit](#) to add a 2nd drive-through window for a 24 hour restaurant and in conjunction with a convenience store/gas station with a drive through window on property located at 3204 Kimberly Road c/o Butters Family Limited Partnership (app. 2770)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: Land – 5.99(+/-) acres; Building 1 – 5140 sf, Bldg 2 – 2800 sf
Buttars Family Limited Partnership, LLC P.O. Box 2035 Twin Falls, ID 83303 208-939-9596 travel@agri-service.com	Current Zoning: C-1 Area of Impact (Aol)	Requested Zoning: SUP
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 parcel
	Existing Land Use: Undeveloped Commercial	Proposed Land Use: Drive-thru for 24 hour restaurant
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens 621 North College Road Twin Falls, ID 83301 208-734-4888 gmartens@ehmnc.com	North: C-1 Aol ; Kimberly Rd, Commercial	East: C-1 Aol ; Commercial/retail (Burk's Tractor)
	South: C-1 Aol; Commercial/retail (Burk's Tractor)	West: C-1 Aol ; Hankins Rd, commercial/retail (NW Equipment)
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-7-6, 10-7-12, 10-10-1 thru 3, 10-11-1 thru 10, 10-13-2.2	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have a negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate restaurant with a drive-thru window.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The location has been zoned C-1 at least as far back as the 1970's. In July 2014, a Special Use Permit was issued for a convenience store/gas station drive-thru with limited truck and RV Parking. In 2015-2016, Agri-Service moved locations and some of the existing buildings were demolished and a portion of the site scraped clean, except for one storage building. Special Use Permit #1326 was granted on July 22, 2014 to allow a gas station and convenience store with a drive – through window.

Analysis:

This location is in the C-1; Commercial Highway District in the Area of Impact. The request is to construct a restaurant with a 2nd drive-through window on the eastern side of the convenience store. The applicant has supplied a narrative detailing the general operations of the proposed business. The applicant is also requesting to operate 24 hours a day, 7 days a week. The facility will employ approximately 5-10 people per shift, with an anticipated 200 vehicles per day.

The applicant describes the anticipated noise levels as being similar to the current use of farm implement dealership. He anticipates no impact to neighboring property owners with regard to odors, fumes, glare or vibrations.

Per City Code 10-4-8: C-1, Commercial Highway District: Retail businesses operating outside the hours of seven o'clock (7:00) A.M. to ten (10:00) P. M. require a Special Use Permit prior to being legally established. In addition, any drive-thru facility requires a Special Use Permit.

Per City Code 10-7-12: Special Landscaping Requirements for Gateway Arterials: Kimberly Road is a gateway arterial which would require a minimum of 35' of additional landscaping along the Kimberly Road frontage. This requirement will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

Per City Code 10-10: Off-Street Parking: The current parking code states general retail uses, general merchandise, are required to provide one (1) parking space per two hundred fifty (250) square feet of total floor area. In addition the parking requirement for a restaurant with a drive-through window is to provide one (1) parking space for each one-hundred (100) square feet of gross floor area for restaurants located within a multi-tenant building. Outdoor seating/dining areas will be included in gross floor area calculations. This requirement will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

Per City Code 10-11-1 thru 10: Required Improvements: New buildings are required to provide landscaping, screening, development of parking and maneuvering areas, street improvements; such as sidewalks, curb & gutter, storm water retention, trash enclosures and other infrastructure improvements. These improvements will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal for a certificate of occupancy. These improvements are being evaluated and enforced on the current building for the Convenience Store.

Possible Impacts: The impacts of a 24-hour eating establishment with a drive-thru window include an increase in customer traffic to the immediate streets in the area, light intrusion on surrounding properties, deliveries by larger trucks, and an increase in noise disturbance to neighboring properties. However, a previous Special Use Permit was approved for the 24-hour gas station and convenience store with a drive-through window. Although the site has not yet developed the area has not changed significantly from the time of that previous approval and it is not anticipated this business will increase traffic to the area beyond reasonable levels to the detriment of surrounding properties. Kimberly Road is a major arterial into Twin Falls and Hankins Road is currently used heavily by semi-trucks on the farm to market route. There is currently a signal at the corner of Hankins and Kimberly Road

The possibility of light intrusion on neighboring properties is something that can be a negative impact on neighboring properties and or travelers on the roadways. City Code currently requires all lighting to be downward facing in order to help mitigate the light intrusion. The City always encourages new businesses to be open to neighboring properties complaints about light intrusion. If a problem arises the City has a process to get the situation rectified if needed.

The building plans have been submitted. They currently show a “future car wash” area along the eastern border. A special use permit is required to operate a car wash facility in the C-1 zone.

Conclusion:

Should the Commission grant this request as presented staff recommends approval is subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all applicable conditions placed on Special Use Permit 1326 being met.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Applicant Submitted Site Plan (reference)
5. Applicant Submitted Building Elevation (reference)
6. Site Photos

REASON FOR REQUEST

The purpose of this request is to allow construction of a drive thru that will serve a food service component of a convenience store facility to be located at the intersection of Hankins Road and Kimberly Road. The convenience store has a separate drive thru facility that was previously approved by Special Use Permit No. 1326 issued 2014.

The facility will operate 24 hours per day, 7 days per week.

Traffic for the drive thru is anticipated to be less than 200 vehicles per day and will be a portion of the project traffic.

The food serve facility will employ 5-10 people per shift varying with time of day and customer demands.

The drive thru will generate no additional noise, dirt, glare or odor beyond that would otherwise occur with the food service facility but will increase service to customers with a reduction in otherwise required parking.

The proposed drive thru is totally compatible with the proposed convenience store and food service facility and will have no impact on neighboring properties.

Zoning Vicinity Map

Reference Only



VARIES

C-1

MARIE AVE

C-1

C-1

HA

C-1

VARIES

C-1

C-1

C-1

C-1

Kimberly Rd

C-1

C-1

C-1

C-1

C-1

C-1

C-1

VARIES

C-1

C-1

VARIES

VARIES

M-2

M-2

VARIES

HANKIN RD S

VARIES

M-2

M-2

M-2

Aerial Photo Map

Reference Only



HANKINS RD

Kimberly Rd

3085 KIMBE

2992 KIMBE

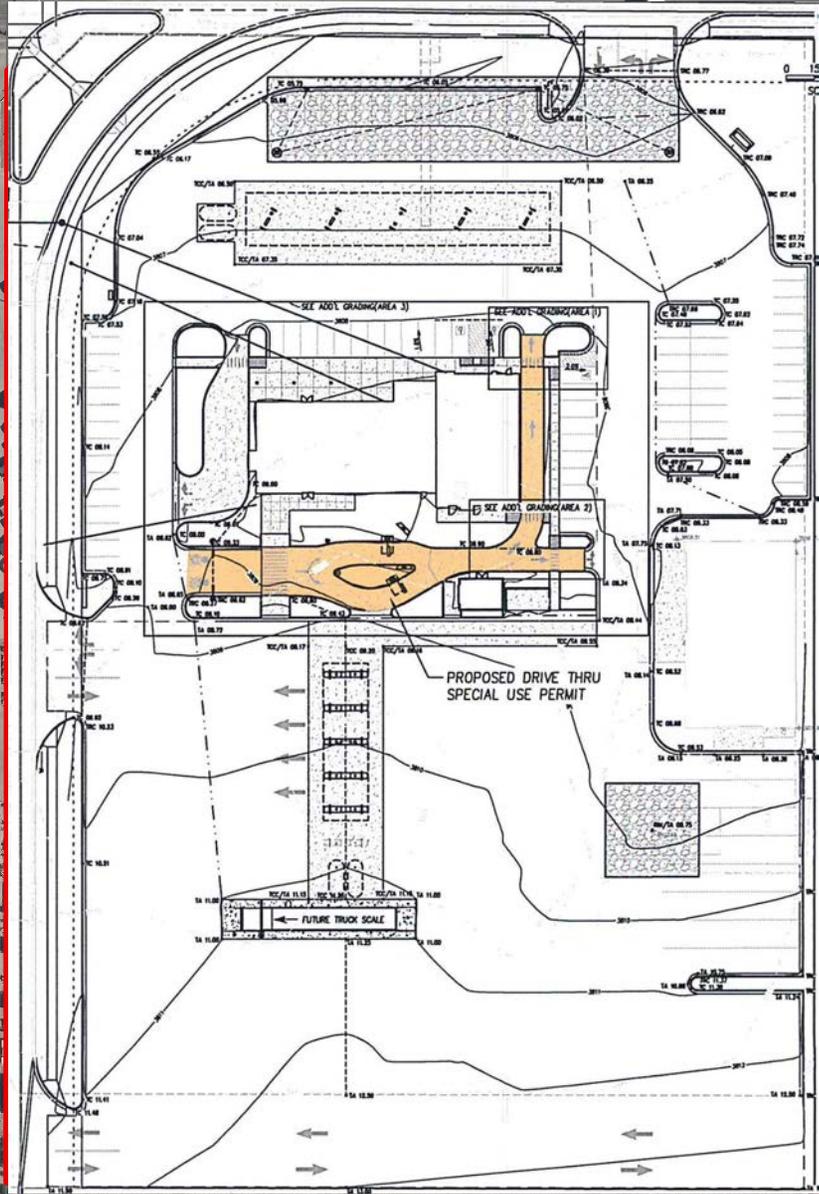
HANKINS RDS

3140 KIMBE

198 HANKIN

3785 3200

M-2



M-2

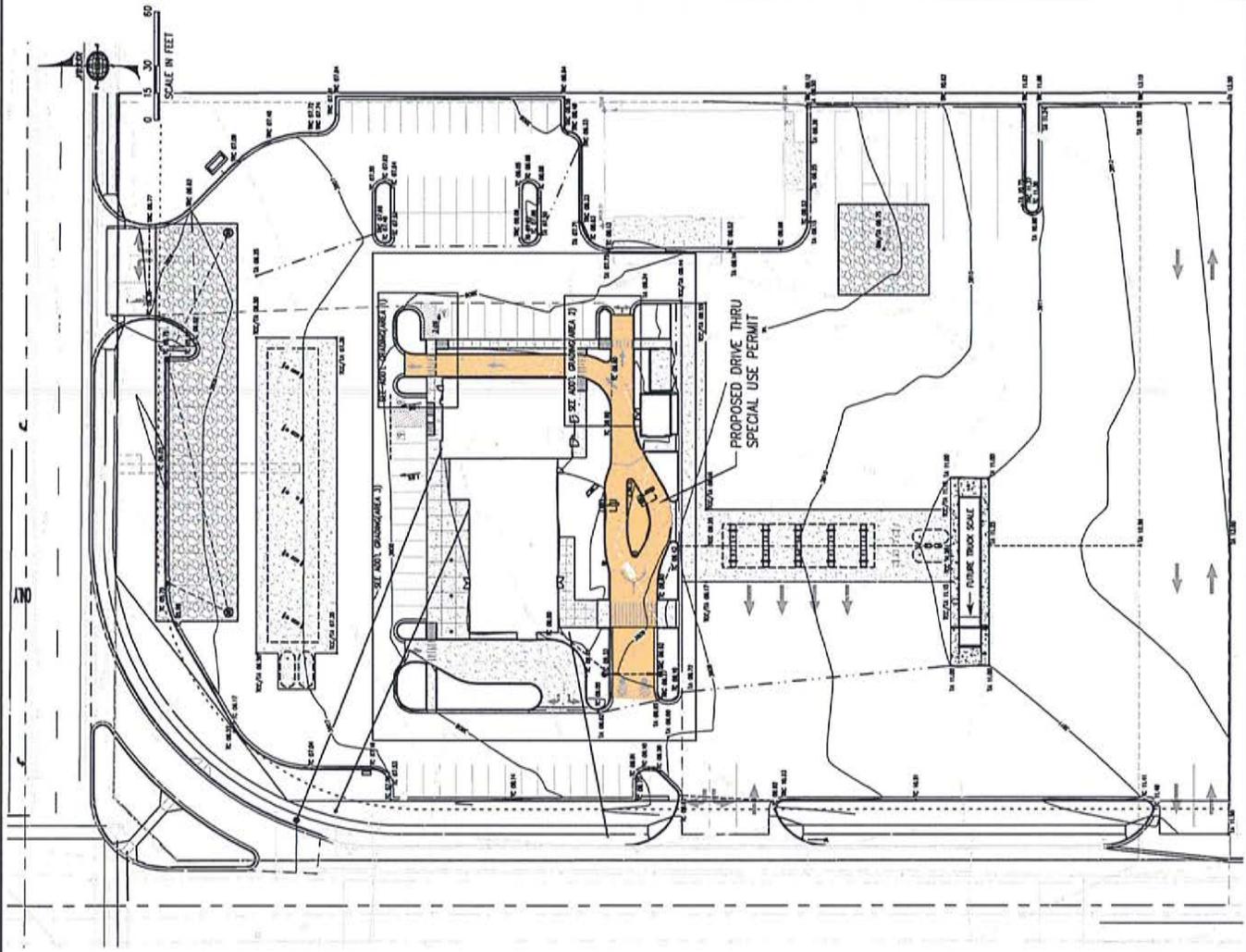
PROJECT	
CLIENT	C. MATOS
DESIGNER	J. SMITH
DATE	12/01/2013
SCALE	AS SHOWN
FIG. NO.	203-11.02
REVIT	

DO NOT SCALE DIMENSIONS
 DIMENSIONS ARE SHOWN IN
 FEET AND INCHES TO THE
 NEAREST 1/8" OR 1/16".
 DIMENSIONS OF ANY MATERIAL
 SHALL BE AS SHOWN UNLESS
 OTHERWISE NOTED. SEE
 SPECIFICATIONS FOR DETAILS.

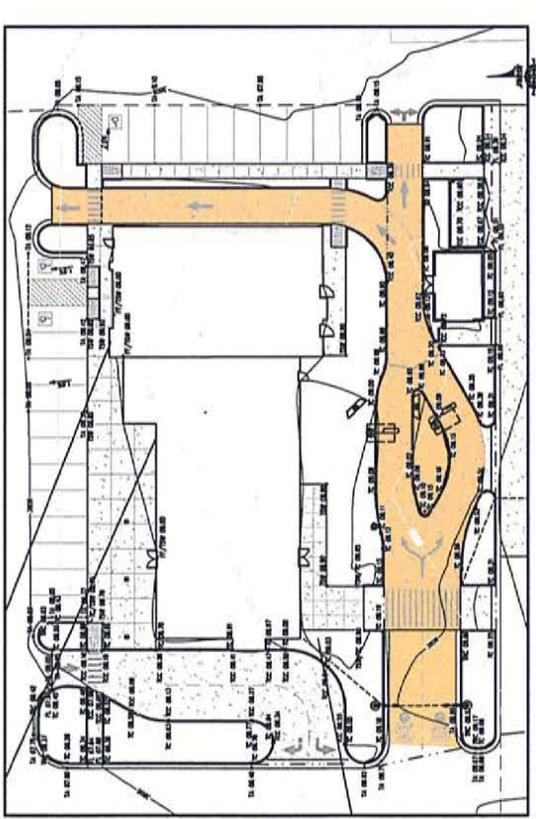
IN THESE PLANS, UNLESS NOTED
 OTHERWISE, ALL DIMENSIONS
 SHALL BE TO THE FACE OF
 CONCRETE OR METAL.
 DIMENSIONS TO THE CENTERLINE
 OF CURVES SHALL BE AS
 SHOWN UNLESS NOTED
 OTHERWISE.

SITE PLAN
 for
 OASIS STOP and GO

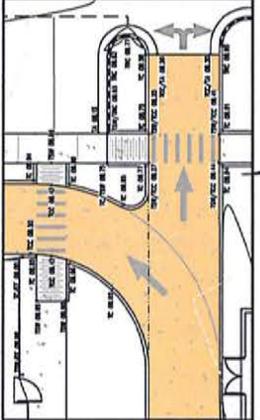
EHM Engineers, Inc.
 MAKING THE FUTURE A REALITY OF EXCELLENCE
 Engineers / Surveyors / Planners
 621 North College Road, Suite 100, Tulsa, Oklahoma 74101
 P (918) 734-8888 Fax (918) 734-6049 www.ehm.com



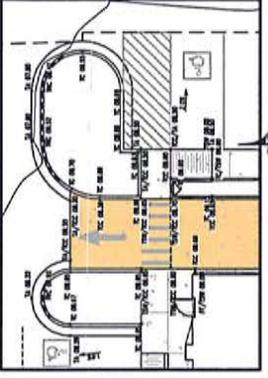
ADDITIONAL GRADING(AREA 3)



ADDITIONAL GRADING(AREA 2)



ADDITIONAL GRADING(AREA 1)





OASIS
STOP-N-GO

M



OASIS
STOP 'N GO

OASIS
STOP 'N GO





M

OASIS
STOP 'N GO

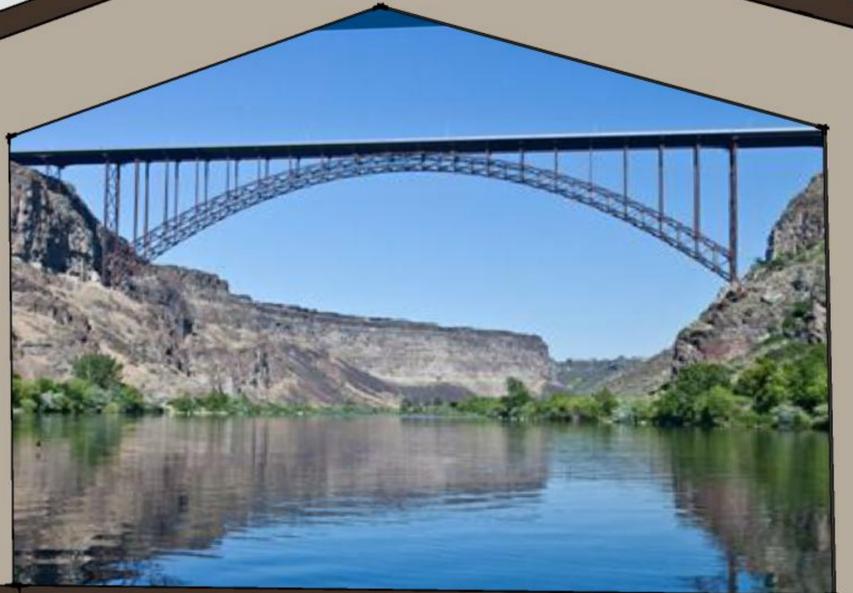




OASIS
STOP 'N' GO

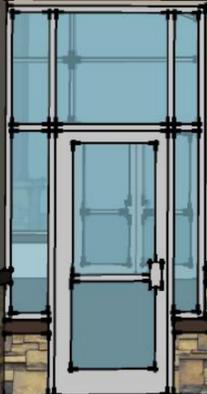
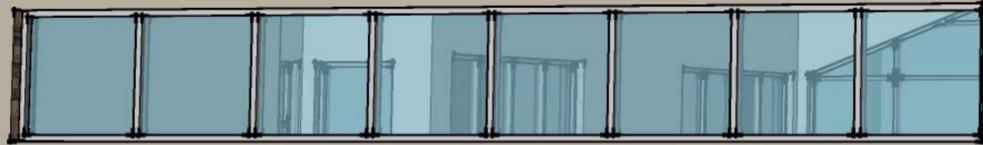


OASIS
STOP N GO

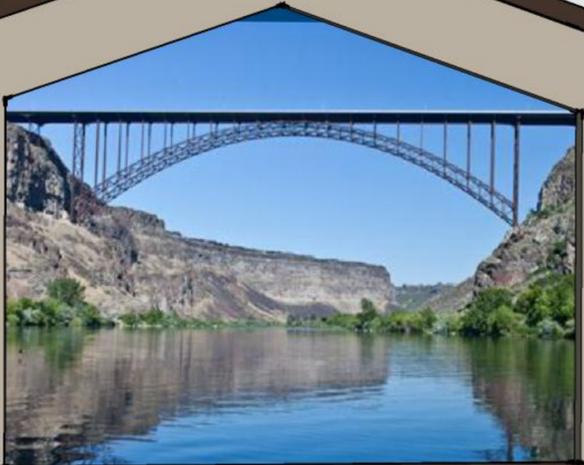


OASIS

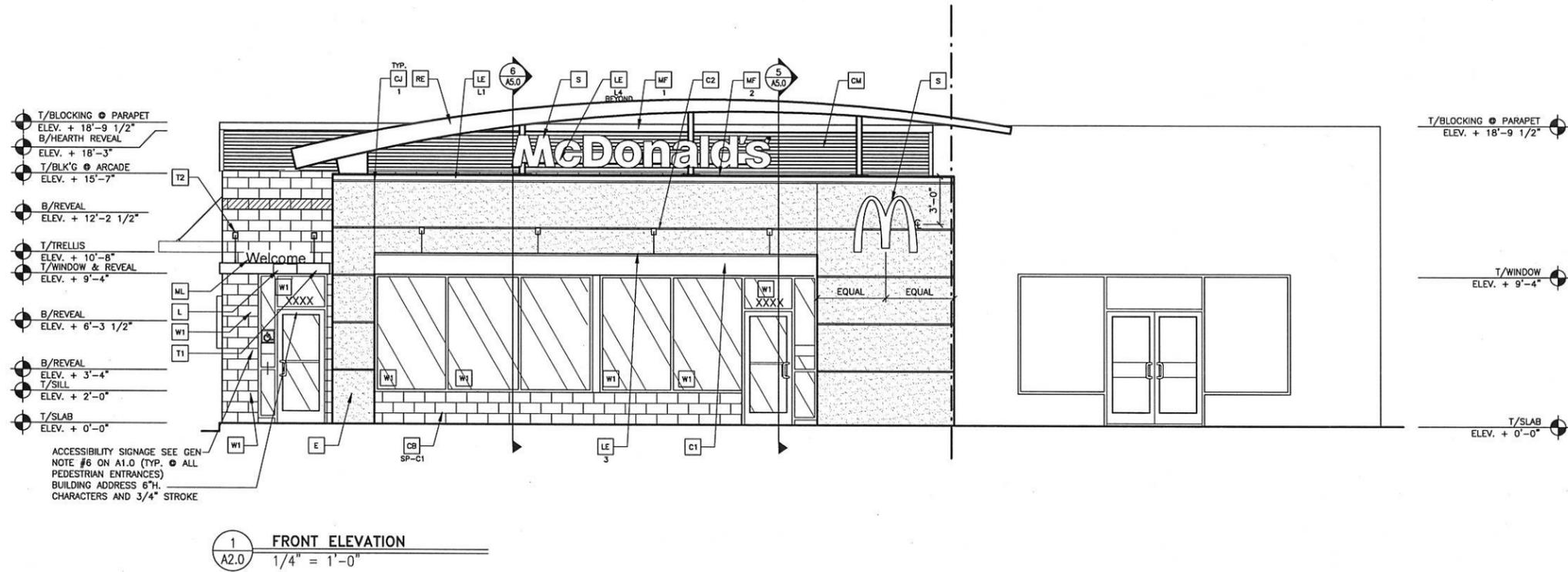
STOP 'N GO



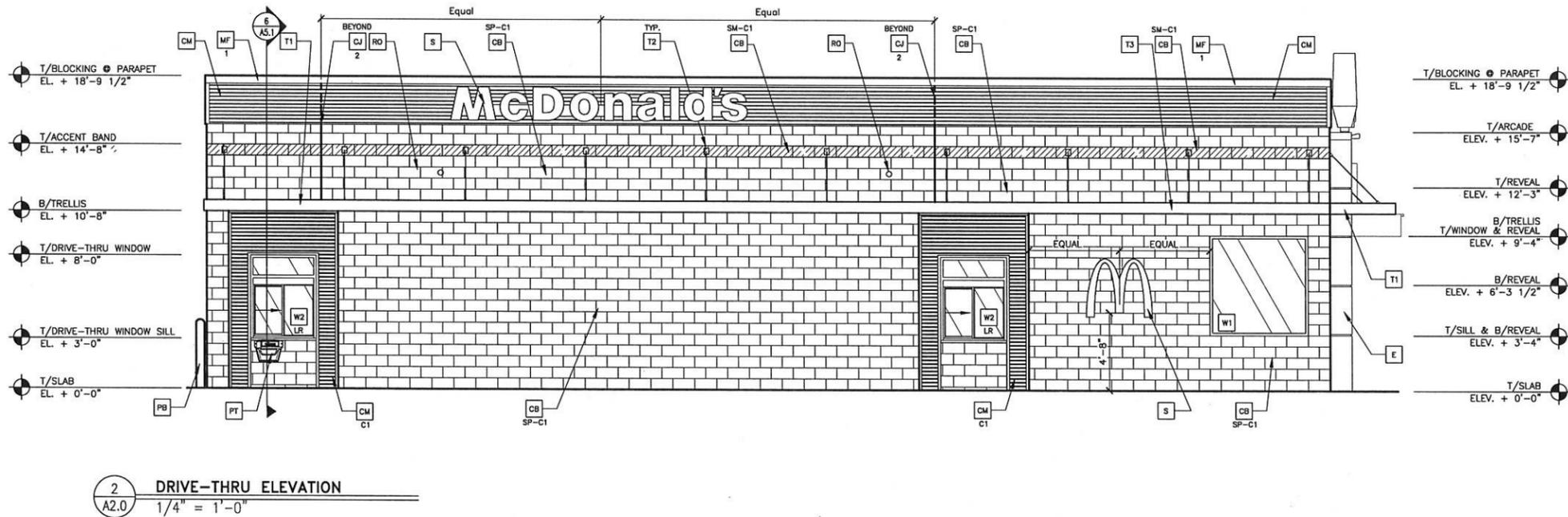
OASIS
STOP 'N GO



K:\STD\STANDARD\PRELIM\2013 STANDARD BUILDINGS (NEXT GEN)\STD & STR CRITERIA SETS\2014 STR STR A2-A2-1.DWG 02-19-2014 14:23



1 FRONT ELEVATION
1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- CB CONCRETE BLOCK
SP-C1—COLOR: C1 = 4916 BY NORTHFIELD OR EQUAL
TYPE: SP = SPLIT FACE
SM = SMOOTH FACE
- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
X—TYPE: 1 = EIFS
2 = MASONRY, SEE DETAIL 7/M.1

- CM CORRUGATED METAL PANEL - SEE 1B/AS.0
C1—COLOR: C1 = "CITYSCAPE" BY METAL-ERA
C2 = "COLONIAL RED" BY METAL-ERA
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXTERIOR INSULATION FINISH SYSTEM (EIFS.)
COLOR = BENJAMIN MOORE 2122-70 SNOW WHITE
- FB
CO2— CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) -
CONFIRM USE WITH MCD PROJECT MANAGER

- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1—LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = UP ONLY FIXTURE
- ML METAL LETTERING - BY OTHERS
- MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/AS.0
1—TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA

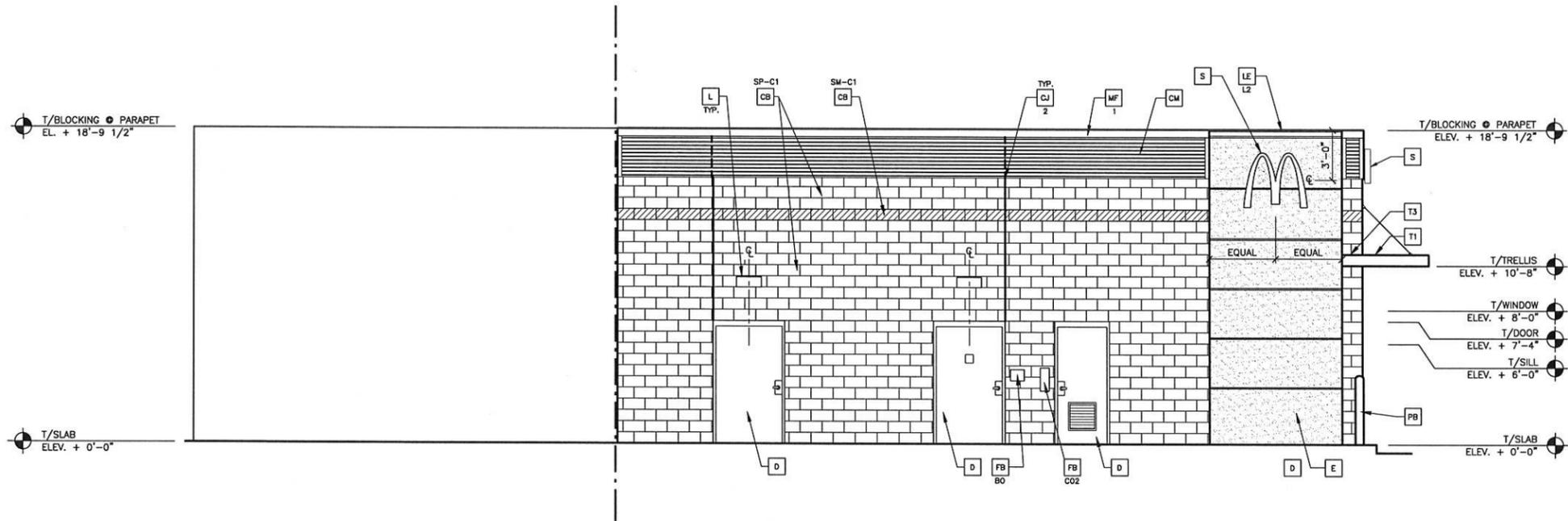
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
UNIT #NPT 072000 CMJ
CALL 1-888-743-7435 TO ORDER
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- T1 ALUMINUM TRELLIS SYSTEM

- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM
- REFER TO SIM. DETAIL 3 ON SHEET AS.1
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
- SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
XX
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

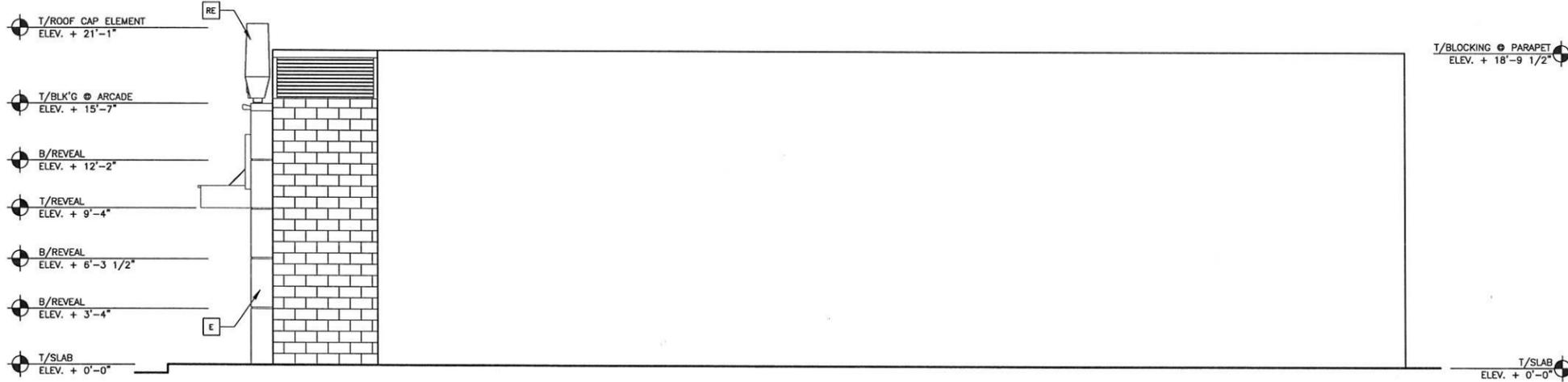
DRAWN BY		DATE		REV		DATE		DESCRIPTION	
2013 SMALL TOWN OIL		4-568		MASONRY/STEEL					
TITLE		SITE ADDRESS		SITE ID		DATE ISSUED		BY	
2014		2014_02				MM DD YYYY			
PREPARED FOR:		MCDONALD'S CORPORATION		DRAWN BY:		DATE ISSUED:		BY:	
© 2014 McDonald's USA, LLC		PREPARED BY:		DATE ISSUED:		MM DD YYYY			
<p>These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced, in whole or in part, without the prior written consent of McDonald's Corporation. In connection with the issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or reproduction on any project without the prior written consent of McDonald's Corporation is prohibited. Reproduction of the contract documents for reuse on another project is not authorized.</p>									

A2.0
ELEVATIONS

K:\STD\STANDARD\PRELIM\2013 STANDARD BUILDINGS (NEXT GEN)\STD & STR CRITERIA SETS\2014 STR STR A2-A2-1.DWG 02-19-2014 14:23



1 REAR ELEVATION
A2.1 1/4" = 1'-0"



2 NON-DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

KEY NOTES:

- CB CONCRETE BLOCK
- SP-C1—COLOR: C1 = 4916 BY NORTHFIELD OR EQUAL
- TYPE: SP = SPLIT FACE
- SM = SMOOTH FACE
- C1 ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
- X—TYPE: 1 = EPS
- 2 = MASONRY, SEE DETAIL 7/M.1

- CM CORRUGATED METAL PANEL - SEE 1B/AS.0
- CT—COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- C2 = "COLONIAL RED" BY METAL-ERA
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
- COLOR = BENJAMIN MOORE 2122-70 SNOW WHITE
- FB FB
- CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
- BO - BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER

- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- LE ACCENT LIGHTING - SEE ELECTRICAL
- LT—LED LIGHT:
- L1 = UP AND DOWN FIXTURE
- L2 = DOWN ONLY FIXTURE
- L3 = INTEGRAL CANOPY FIXTURE
- L4 = UP ONLY FIXTURE
- ML METAL LETTERING - BY OTHERS
- MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/AS.0
- 1—TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA
- 2 = PRE-FAB CUSTOM ARCADE FASCIA

- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR
- UNIT #NPT DT2000 CMU
- CALL 1-888-743-7435 TO ORDER
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- T1 ALUMINUM TRELLIS SYSTEM

- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 3 ON SHEET AS.1
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES
- W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
- XX—SLIDE DIRECTION: RL = RIGHT TO LEFT
- LR = LEFT TO RIGHT

PREPARED FOR: © 2014 McDonald's USA, LLC PREPARED BY:

McDonald's Corporation

These drawings and specifications are the confidential and proprietary property of McDonald's Corporation and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on a different site or at a later time. Use of these drawings for reference or example on another project is not authorized. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY	DATE	REVIEWED BY	DATE ISSUED
	2014_02		MM DD YYYY
TITLE: 2013 SMALL TOWN OIL 4568 - MASONRY/STEEL DESCRIPTION: 8" MASONRY LOAD BEARING WALLS STEEL TRUSS ROOF FRAMING			
SITE ID			DATE
SITE ADDRESS			BY
SITE ID			DESCRIPTION

A2.1
ELEVATIONS



East Property Line looking South;
and Frontage along Kimberly Road



Intersection of Hankins and Kimberly Road;
Kimberly Road on *Left* side of picture



SW Corner of Property; Hankins Road
Frontage on *Left* side of Picture.



Public Hearing: **TUESDAY, March 8, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

AGENDA ITEM IV-2

Request: Request for a **Non-Conforming Building Expansion Permit** to add +/- 280 sq. ft. to a legal non-conforming building located on the south side of the 1600-1700 blocks of Elizabeth Boulevard East, aka Harmon Park. City of Twin Falls, c/o Parks and Recreation Department. (app. 2766)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 432 sf Bldg (with Addition)
City of Twin Falls Parks and Rec Dept. 136 Maxwell Ave Twin Falls, ID 83301	Current Zoning: OS	Requested Zoning: Non-Conforming Building Expansion
	Comprehensive Plan: Medium Density Residential	Lot Count: 1 Lot
	Existing Land Use: City of Twin Falls Recreation Complex	Proposed Land Use: No change
Representative:	Zoning Designations & Surrounding Land Use(s)	
Stacy McClintock City of Twin Falls Recreation Coordinator	North: R-4; Elizabeth Blvd - Residential & Public Assembly	East: R-4 and C-1 PUD; Madrona St - Residential and Commercial
	South: R-4; Harmon Park Ave - Residential	West: R-4; Locust St N - Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-3-4	

Approval Process:

The non-conforming building expansion permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue the permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have minimal impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit application process.

A Non-conforming Building Expansion permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The history of Harmon Park begins in 1924 when the City was gifted \$2000 from the Harmon Foundation. That cash donation allowed the City to purchase and construct a park at Locust and Elizabeth. Since that time many additions to the park have taken place including swimming pools (no longer existing), numerous baseball fields, picnic shelters and a number of other amenities.

It is unknown when the scorer's booth in question was placed on the property. However, the condition of the booth has declined to the point of needing a major renovation.

Analysis:

The request is to allow the expansion of a legal non-conforming building. The building is located on the north side of Harmon Park adjacent to Elizabeth Blvd. The park is zoned Open Space. Elizabeth Blvd has a minimum 62' from C/L building setback requirement. The entire building is within the front centerline building setback. The applicant has supplied a brief narrative detailing some of the affects the expansion will have on the surrounding area. The applicant states the expansion will remove the second story, making the entire building single level and ADA Accessible. The proposed expansion will not further encroach into the frontyard setback. The applicant does not anticipate any negative impacts on neighboring land owners in the form of noise, glare, vibrations or fumes.

The general area and the immediate surroundings are currently zoned R-4, with a very small piece of C-1 PUD on the East side of Madrona St. The materials being proposed will be similar to the existing building, although a different color, and is harmonious with the existing buildings and the general use of the surrounding area as a public park.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations and Floor Plan
6. Site Photos(2)



TWIN FALLS PARKS AND RECREATION

136 Maxwell Ave. • PO Box 1907 • Twin Falls, ID 83303 • Phone: 208-736-2265 • Fax: 208-736-1548

December 3, 2015

RE: Harmon Scoreshed/storage building request

Explanation:

The City of Twin Falls, Parks and Recreation department plans on making the scoreshed on Harmon Field #1 ADA accessible. Currently, there is a building/storage room that has very steep stairs that lead up to the scorekeepers spot while the storage is located underneath. This two-story building is not conducive and is a safety issue.

The house of operation will vary due to the activity level on the field. The softball field is in use April to November. The City of Twin Falls, Parks and Recreation Department has multiple activities that happen, such as Adult Men's League Softball, Adult Co-Ed Softball, Youth Softball, and Men's Flag Football. Normally these activities start at 5pm during Monday through Friday and run on weekends during the summer all day.

The traffic that will be anticipated depends on the type of activity. For example; softball tournaments bring heavy crowds while flag football has minimal crowds.

There will be a total of two employees at any given time utilizing the scoreshed for scorekeeping, as well as citizens that are volunteering. Multiple City of Twin Falls employees will be accessing the storage unit.

Noise:

Not any difference.

Glare:

Not any difference.

Odor:

Not any difference.

Fumes/Vibration:

Not any difference.

General compatibility:

Not any difference.

Aerial Photo Map

Reference Only



MAURICE ST

1547 ELIZA

1613 ELIZA

1623

1641 ELIZA

ELIZABETH BLVD

62' Street Centerline Setback Area. New Buildings not allowed in this setback. Existing Buildings are Non-Conforming

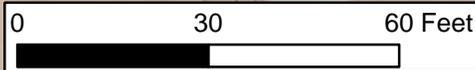
62'-0"

24'-0"

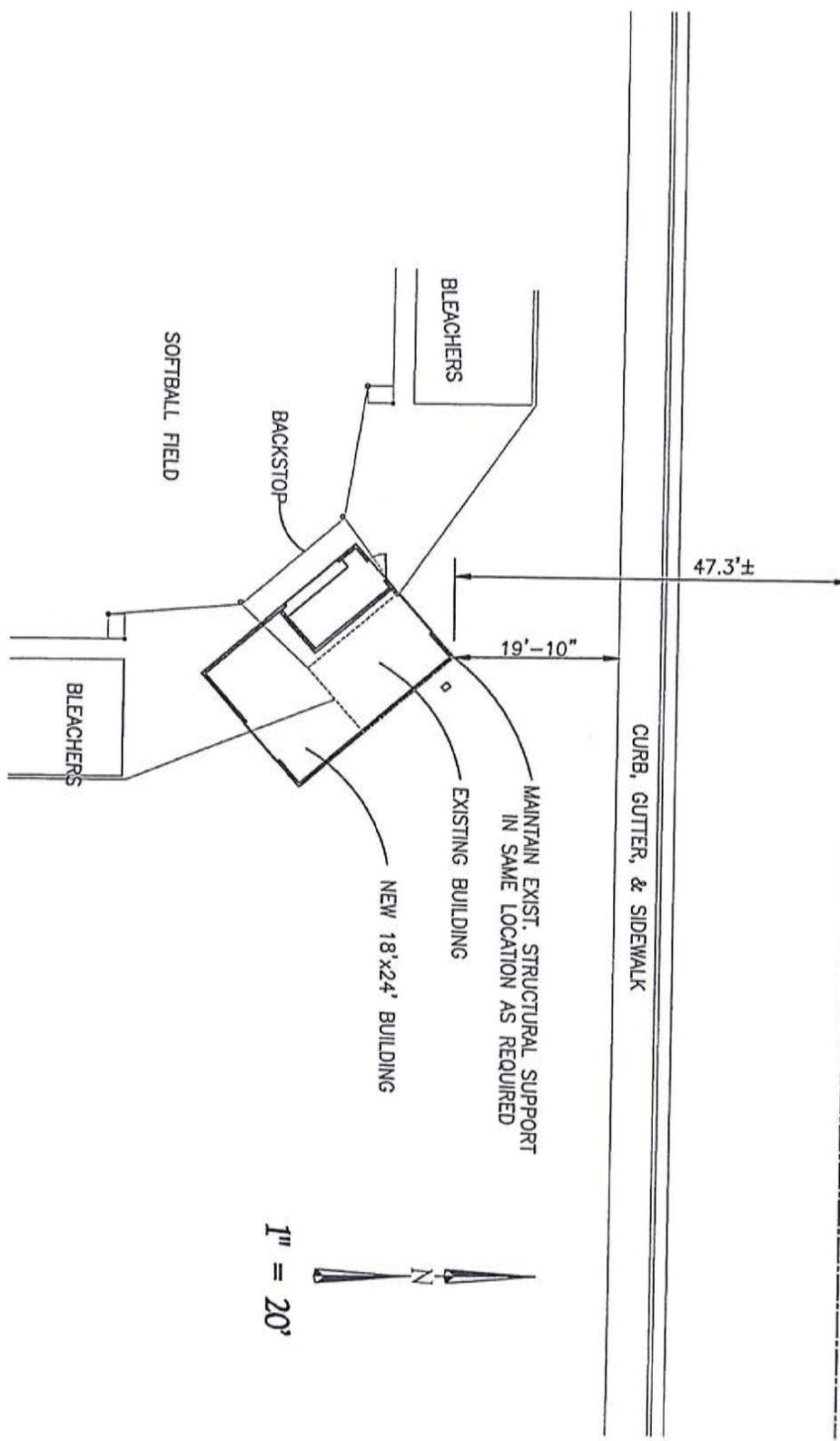
18'-0"

1782 ELIZA

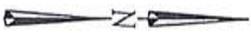
Proposed Expansion

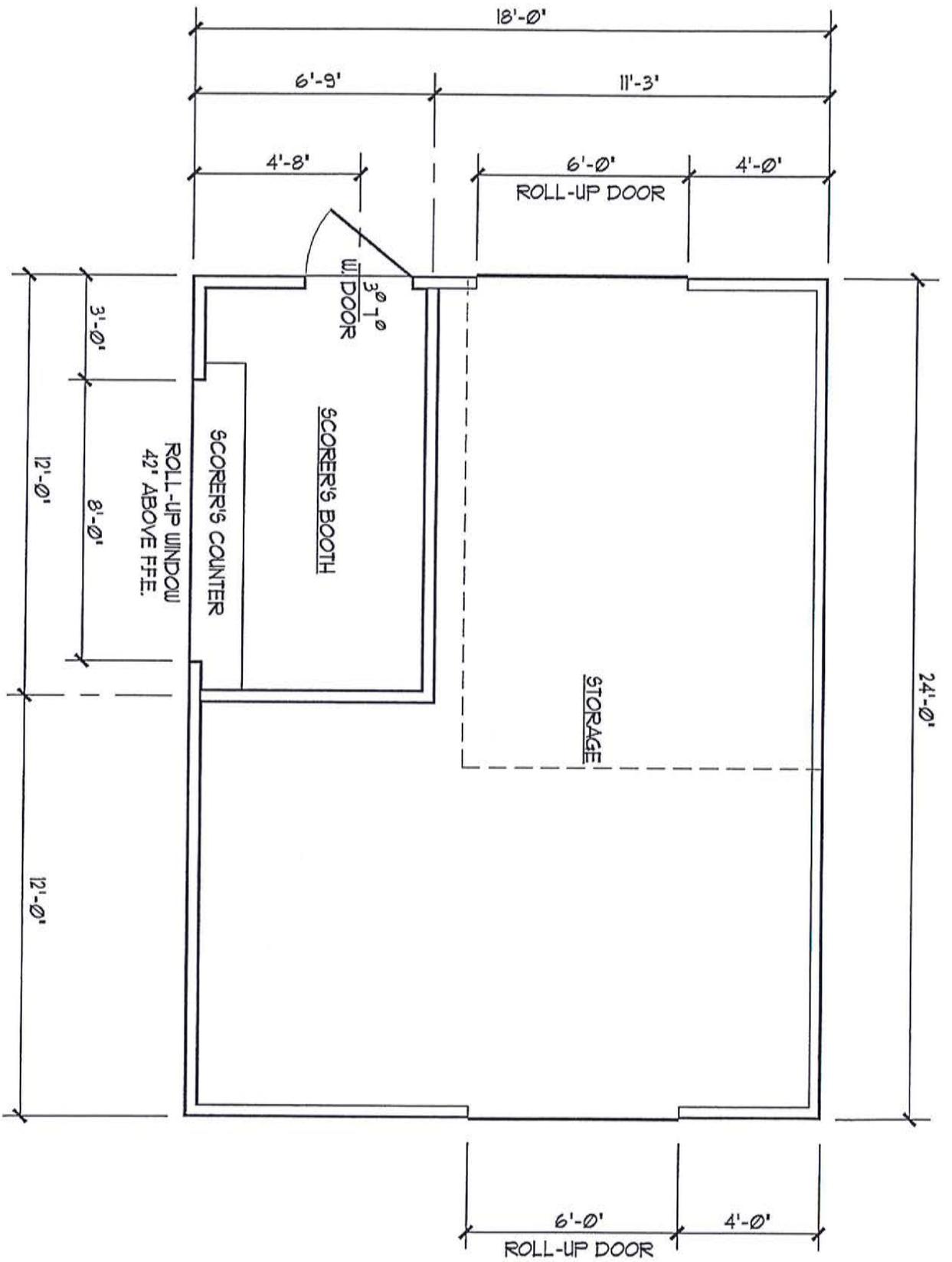


Elizabeth Boulevard



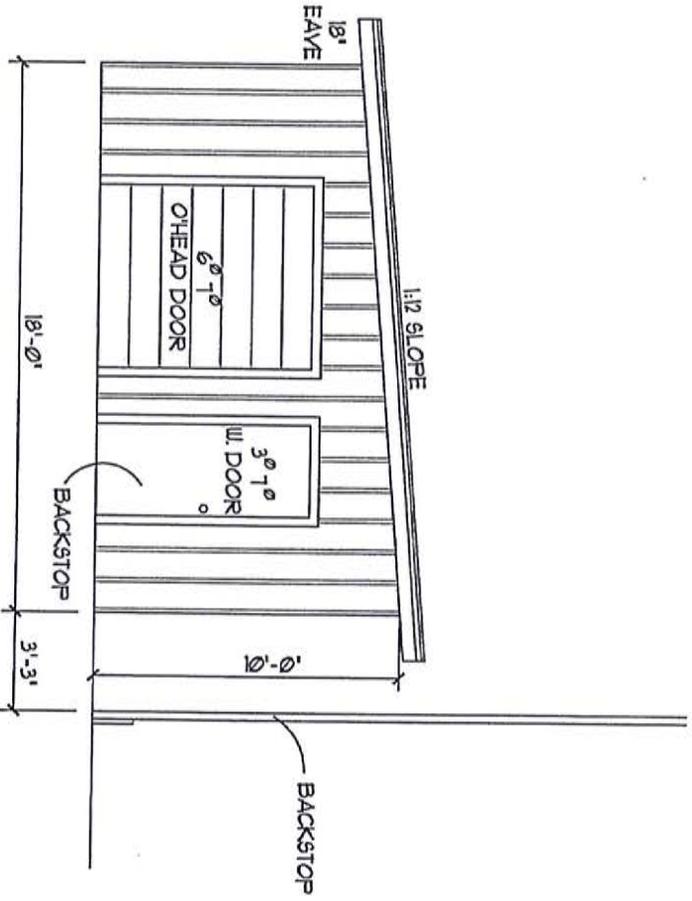
1" = 20'





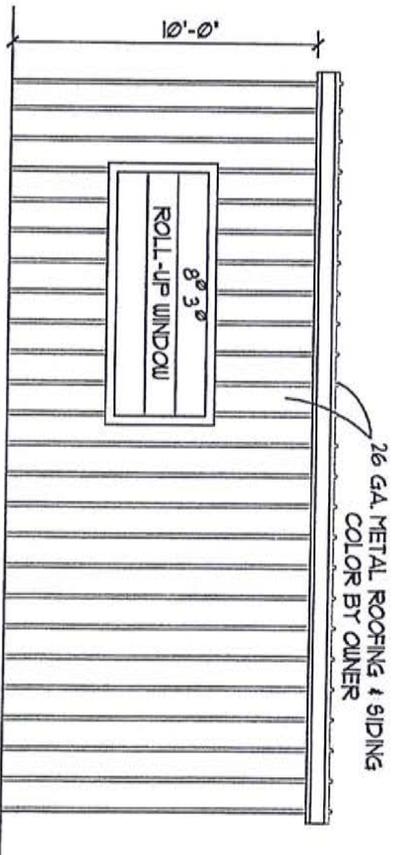
FLOOR & FOUNDATION PLAN

1/4" = 1'-0"



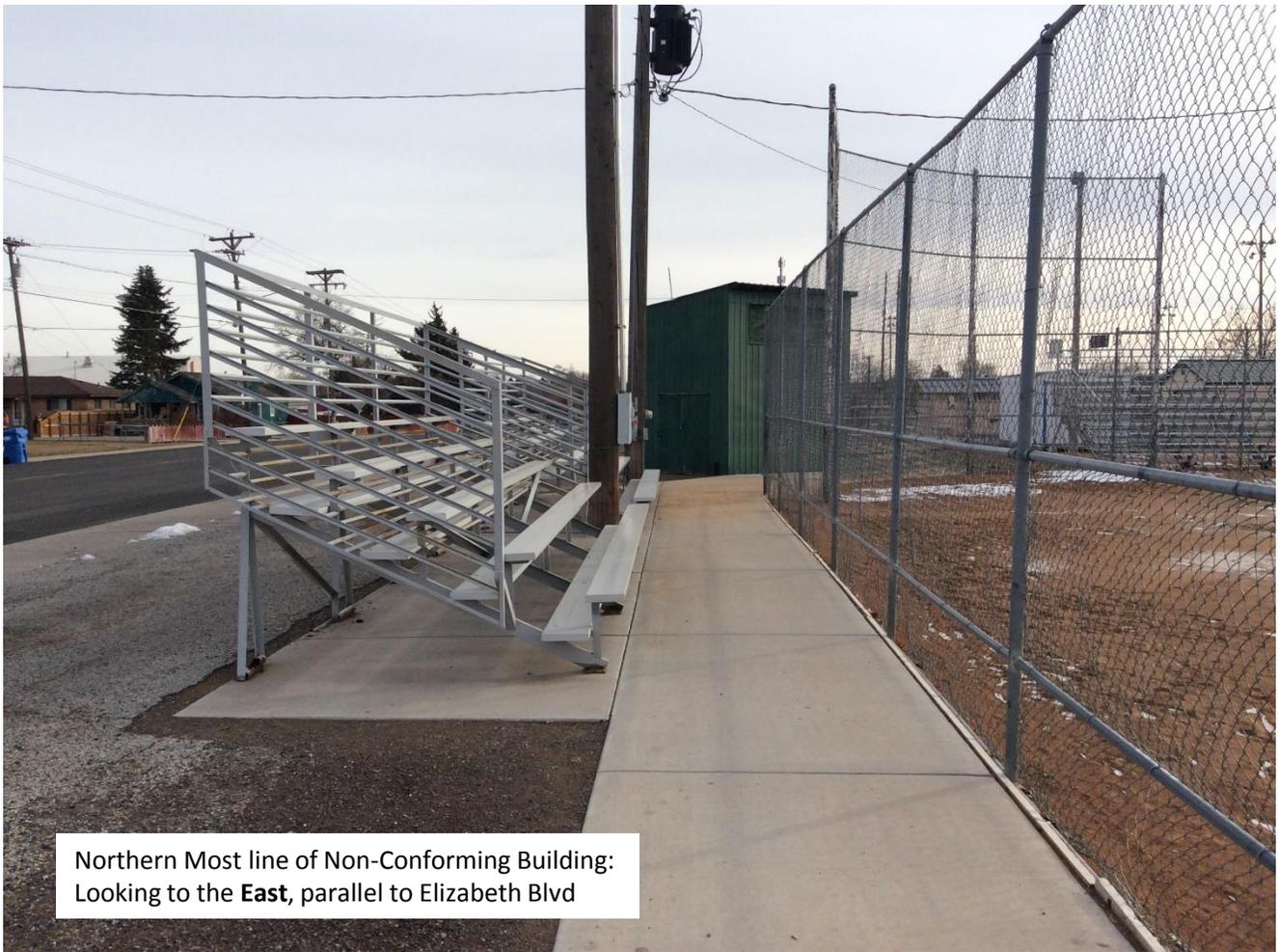
STREET-SIDE ELEVATION

N.T.S.



FIELD-SIDE ELEVATION

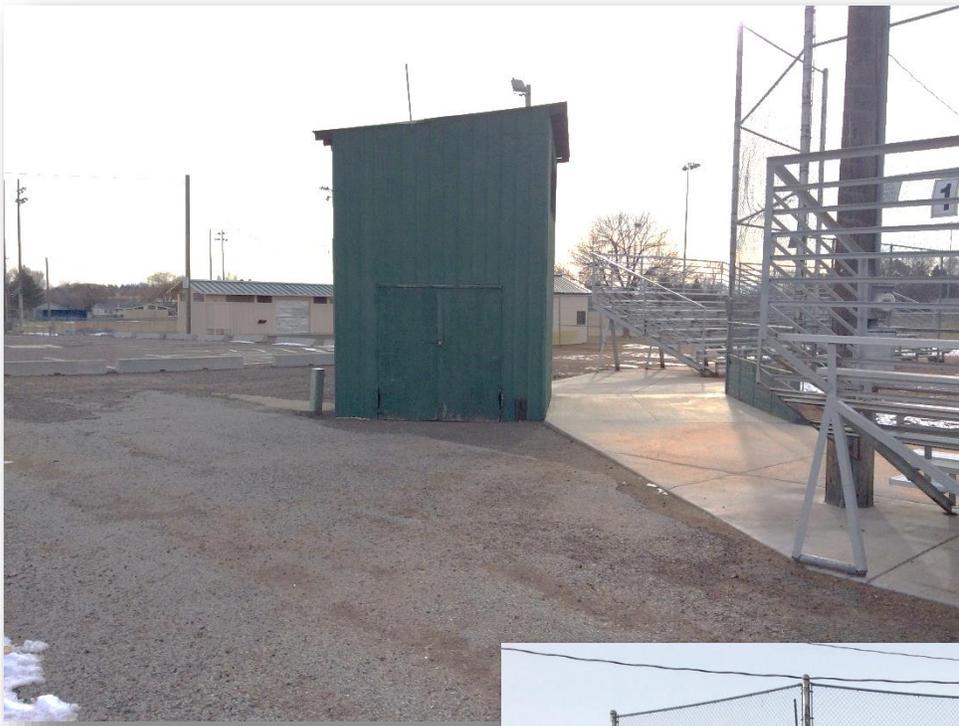
N.T.S.



Northern Most line of Non-Conforming Building:
Looking to the **East**, parallel to Elizabeth Blvd



Northern Most line of Non-Conforming Building:
Looking to the **West**, parallel to Elizabeth Blvd



February 22, 2016

RECEIVED

FEB 24 2016

**CITY OF TWIN FALLS
PLANNING & ZONING**

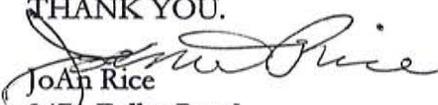
City of Twin Falls
Planning & Zoning Department
POB 1907
Twin Falls, ID 83303

I will be unable to attend the meeting on March 8, relative to App. 2766, an expansion of a non-conforming building near Harmon Park.

Please present my views at that meeting.

We own rental properties in the area, and have witnessed growing traffic issues; I feel this expansion of a business will only increase those issues. I would request that approval not be given.

THANK YOU.


JoAnn Rice

3471 Fuller Road

Emmett, ID 83617
